



## **MEMORANDUM**

**TO:** Planning & Economic Development Committee  
**VIA:** Gary Jackson  
**FROM:** Ed Vess  
**CC:** Samuel Powers  
**DATE:** November 30, 2006  
**SUBJECT:** Update on East Riverside RFQ

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### **Ralph Street/Choctaw Street Parcels**

Staff met with representatives from MHO and the Green Family on October 17 to discuss various contract provisions and understandings. Mike Vance of MHO has been working on proposed terms to be inserted into the boiler plate contract form along with some revisions to make it a viable document for the proposed project. Another meeting of staff and developers is scheduled for December 8 at which time we expect to review the proposals from MHO/Greens and work out in principle the terms and conditions to be included in the contract. From that meeting a draft of the contract will be prepared and emailed to the group for review. The final draft of the contract should be ready for recommendation to the PED Committee on January 10, 2007. Due to the anticipated request from MHO for CDBG financing the recommendation would need to be reviewed by the HCD Committee on January 8, 2007. If accepted by PED and HCD the recommendation would be forwarded to Council for approval on January 23, 2007.

### **Asheland Avenue Parcel**

A draft of the Request for Proposals has been sent to staff for review. A copy of the draft is attached. After review and acceptance we would expect to publish the RFP in mid December with an anticipated opening the first week in February.

The RFP identifies the desired development on the Asheland Avenue site as being a multi-story, mixed use building with an architectural style that conveys the transition from the urban downtown to the somewhat suburban pattern of the surrounding neighborhood while retaining compatibility with the projected future growth of the Central Business District to the Asheland Avenue/Southside area. Currently there are three developers who have a strong interest in this parcel and it is anticipated that advertisement will attract additional interest.

### **Old Asheland Avenue Parcel**

Staff is exploring a preliminary proposal to make this parcel available for the development of affordable housing for teachers, firefighters, police officers and other local public employees in conjunction with a funding program available from the North Carolina State Employees Credit Union. The proposal came from a task force commissioned by the Asheville City School Board. Because a program of this type would offer numerous benefits to the City, the School Board and to employees of both, staff recommends deferring the marketing of this parcel until the proposal has been fully developed and reviewed assuming that can be accomplished within the next three to four months.